

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Kurtz Avenue, 200' N
of Spring Avenue
8th Election District
4th Councilmanic District
(1708 Kurtz Avenue)

Holly S. & John C. Seftor
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-351-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by the legal owners of the subject property, Holly and John Seftor. The property is located at 1708 Kurtz Avenue in the Lutherville area of Baltimore County. The subject property is zoned D.R.2. The Petitioners herein seek a variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 7 ft. in lieu of the required 11.25 ft. for a carport (attached) in a D.R.2 zone side yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

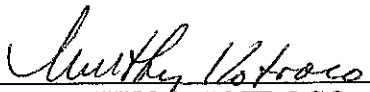
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

3/22/02
R. Jensen

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted subject to the restrictions listed below.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22nd day of March, 2002, that the Petitioners' request for variance from Sections 1B02.3.C.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 7 ft. in lieu of the required 11.25 ft. for a carport (attached) in a D.R.2 zone side yard, be and is hereby GRANTED.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

3/22/02
R. Jamison



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 22, 2002

Mr. & Mrs. John C. Sefter
1708 Kurtz Avenue
Lutherville, Maryland 21093

Re: Petition for Administrative Variance
Case No. 02-351-A
Property: 1708 Kurtz Avenue

Dear Mr. & Mrs. Sefter:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1708 Kurtz Ave Lutherville MD
which is presently zoned JDR-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1302.3C1 & 301.1A, to Permit A

SIDE YARD SETBACK OF 7 FT. IN LIEU OF THE REQUIRED 11.25 FT. FOR A CARPORT (ATTACHMENT)
UNDER ZONE SIDE YARD.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

John Seftor

Name - Type or Print

Signature

Holly S. Seftor

Name - Type or Print

Signature

1708 Kurtz Ave 410 252-8979

Address

Telephone No

Lutherville MD 21093

City

State

Zip Code

Representative to be Contacted:

Holly S. Seftor

Name

1708 Kurtz Ave 410-252-8979

Address

Telephone No

Lutherville MD 21093

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10 day of February, 2002, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-351-A

Reviewed By 8007 Date 02-22-02

Estimated Posting Date 03-03-02

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

1708 Kurtz Ave
Address
Lutherville MD 21093
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

This is a historic home. As you can see in the photo, there is a structure attached to the house that encloses the entrance into the basement and provides a bit of storage space. The wood in this structure is rotting, the stucco is in need of repair and grading / drainage in this area is poor. This structure is not original to the house and is out of balance with the house.

By removing this structure and adding the proposed carport, we have the opportunity to solve the drainage issue, provide covered storage for our cars and most importantly provide a useful addition that is more complimentary to the house.

** The addition has been approved by the Lutherville Community Association and by the Maryland Historic Landmarks Board. 2-14-02*

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

John C. Seftel
Signature

John C. SEFTER

Name - Type or Print

Holly S. Seftel
Signature

Holly S. Seftel

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of February, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Holly and John Seftel

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Scherry C. Leopold
Notary Public

My Commission Expires 9-10-03

REV 10/25/01

Scherry C. Leopold, Notary Public
Harford County
State of Maryland
My Commission Expires Sept. 1, 2003

Beginning on the west side of Kurtz Avenue at a distance of 200 feet northeasterly from the corner formed by the intersection of the west side of Kurtz Avenue with the north side of Spring Avenue, said Avenues being shown on a Plat of Lutherville recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 8, page 57 thence leaving Kurtz Avenue for a new line of division North 72 degrees 10 minutes 11 seconds West 474.77 feet to the east side of Northern Central Railroad, formerly the Baltimore and Susquehanna Railroad, thence binding along said Railroad with the line curving to the left having a radius of 1098.84 feet, plus or minus, for a distance of 141.25 feet (the arc of which is subtended by a chord bearing North 0 degrees 47 minutes 10 seconds East 141.15 feet), thence leaving said railroad for a new line of division South 72 degrees 10 minutes 11 seconds East 310.26 feet to the end of the second line as described in a Deed dated May 8, 1948 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1163, folio 204, thence continuing along the last mentioned course and binding reversely with the second line of the last aforementioned Deed South 72 degrees 10 minutes 11 seconds East 209.50 feet to the west side of Kurtz Avenue South 19 degrees 21 minutes 49 seconds West 135.00 feet to the place of beginning. Continuing 1.5357 acres of land more or less. Being part of Lots No. 12, 13, 22, and 23, as laid out on the above mentioned Plat of Lutherville. The improvements thereon being known as No. 1708 Kurtz Ave.

Beginning on the west side of Kurtz Avenue at a distance of 200 feet northeasterly from the corner formed by the intersection of the west side of Kurtz Avenue with the north side of Spring Avenue, the front of the property measures 135 feet. The Southern side measures 474.77 feet. The rear of the property measures 141.25 (arc..see above description), and the north side measures a total of 519.76 feet. The total acreage is 1.5. The property is known as 1708 Kurtz Ave.

02-351-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 10129

DATE 07-27-07

ACCOUNT

02-351-A
R001-006-6150

AMOUNT \$

50.00

RECEIVED
FROM:

Mrs. Mrs. SETTER

FOR:

RESIDENCIAL (ADULT.) VARI-SC

TOTAL

\$50.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JR07

PAID RECEIPT

PAID ACTUAL TIME
2/27/02 2/27/02 11:30:34

REC 4501 CASHIER JRIC JMR DRIVER

>> RECEIPT # 002901

Desc \$ 528 BOND VERIFICATION

CR NO. 010129

Receipt Tot 50.00

50.00 CR

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN

RE: Case No.: 02-351-A

Petitioner/Developer: SEFTER, ETAL

Date of Hearing/Closing: 3/18/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

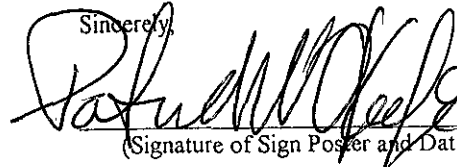
Attention: Ms. Gwendolyn Stephens **GEORGE ZAHNER**

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #1708 KURTZ AVE.

The sign(s) were posted on 3/2/02
(Month, Day, Year)

Post-it® Fax Note	7671	Date	# of pages
To	ZONING	From	OK
Co./Dept.	COMM.	Co.	
Phone #		Phone #	
Fax #	887-3460	Fax #	

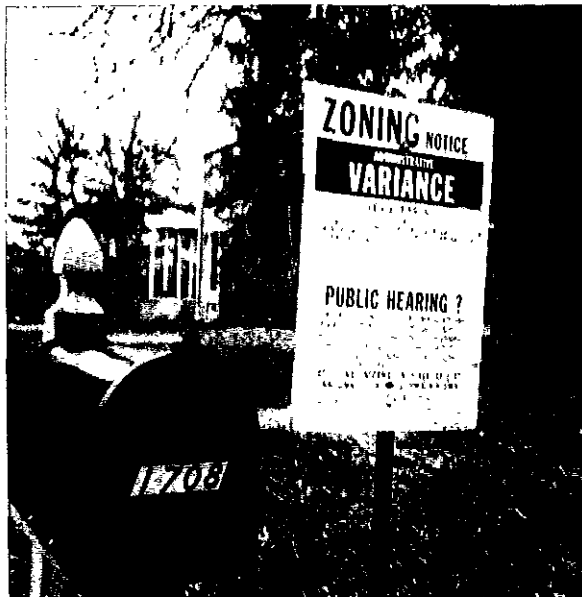
Sincerely,
 3/4/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



02-351-A
1708 KURTZ AVE-SEFTER
3/18/02

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-351-A
Petitioner: John & Holly Sefton
Address or Location: 1708 Kurtz Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: John & Holly Sefton
Address: 1708 Kurtz Ave.
Lutheville Md. 21093
Telephone Number: 410-252-8979

Revised 2/20/98 - SCJ

02-351-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 351 -A Address 1708 KURTZ AVE.
Contact Person: JOHN R. ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 02-22-02 Posting Date: 03-03-02 Closing Date: 03-18-02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 351 -A Address 1708 KURTZ AVE.
Petitioner's Name JOHN R. ALEXANDER Telephone 410-252-8979
Posting Date: 03-03-02 Closing Date: 03-18-02
Wording for Sign: To Permit A 2 FT. SIDE YARD SETBACK IN
PLACE OF THE REQUIRED 11.25 FT. FOR A CARriage
HOLD (CARPENT.)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 18, 2002

Mr. & Mrs. John Seftor
1708 Kurtz Avenue
Lutherville MD 21093

Dear Mr. & Mrs. Seftor:

RE: Case Number: 02-351-A, 1708 Kurtz Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 02-22-02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel


Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 9, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 11, 2002
Item Nos. 333, 350, (351), 352, 353,
354, 355, 356, 358 and 359

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County
Fire Department

1

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 12, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF March 11, 2002

Item No.: 333, 351, 355, 357, 358, and 359

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments regarding the item numbers listed above.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/tlt*

DATE: April 9, 2002

Zoning Advisory Committee Meeting of March 11, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

351
333, 344, 350-355, 358, 359

Waiting on AG Comments for #356

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 11, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

MAR 11 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-329, 02-350, 02-351, 02-355 & 02-357

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/LL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.8.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 351 JRA

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY HISTORIC PERMIT APPLICATION

For Projects Located in Local Historic Districts or
for Structures on the Preliminary or Final Landmarks List

This application must be typewritten or printed legibly
and submitted to the Office of Planning. All items
must be completed and the required documents must
accompany this application.

John H. Holly Seftor
Applicant
1708 Kurtz Ave
Street Address
Lutherville MD 21093
City, State, Zip Code
410 252 8979
Daytime Telephone Number

PLEASE DO NOT WRITE IN THIS SPACE

Application No. _____
Date Received _____
Date Completed _____
Review Date _____
Historic District _____
MHT Inventory No. _____
Landmark List No. _____

Owner, if not Applicant

Street Address

City, State, Zip Code

Daytime Telephone Number

David Sutphen
Architect or Contractor
3025 Ayres Chapel Rd
Street Address
White Hall MD 21161
City, State, Zip Code
410 557-7311
Daytime Telephone Number

PROPERTY DESCRIPTION:

Name of Property (if applicable)
1708 Kurtz Ave Lutherville MD 21093
Property Address (street address and zip code)
Baltimore
County (PDM, DRC, or Building Permit) Project No. (if applicable)
Property Tax Map Number 60 346 Tax Account Number 0 8 2000013049
(Map / Block / Parcel) Election District (2 digits) Property Tax Number (10 digits)

TYPE OF WORK (Check all that apply):

- | | | |
|--------------------------------------|---|---|
| <input type="checkbox"/> Fence | <input type="checkbox"/> Windows/Doors/Shutters | <input type="checkbox"/> Exact Duplicate - |
| <input type="checkbox"/> Siding/Trim | <input type="checkbox"/> Addition | same design and materials |
| <input type="checkbox"/> Signage | <input type="checkbox"/> Roofing | <input type="checkbox"/> Ordinary Maintenance - |
| <input type="checkbox"/> Parking Lot | <input type="checkbox"/> Accessory Building | repaint, repair, no change in |
| <input type="checkbox"/> Landscaping | <input checked="" type="checkbox"/> Other | design or materials |

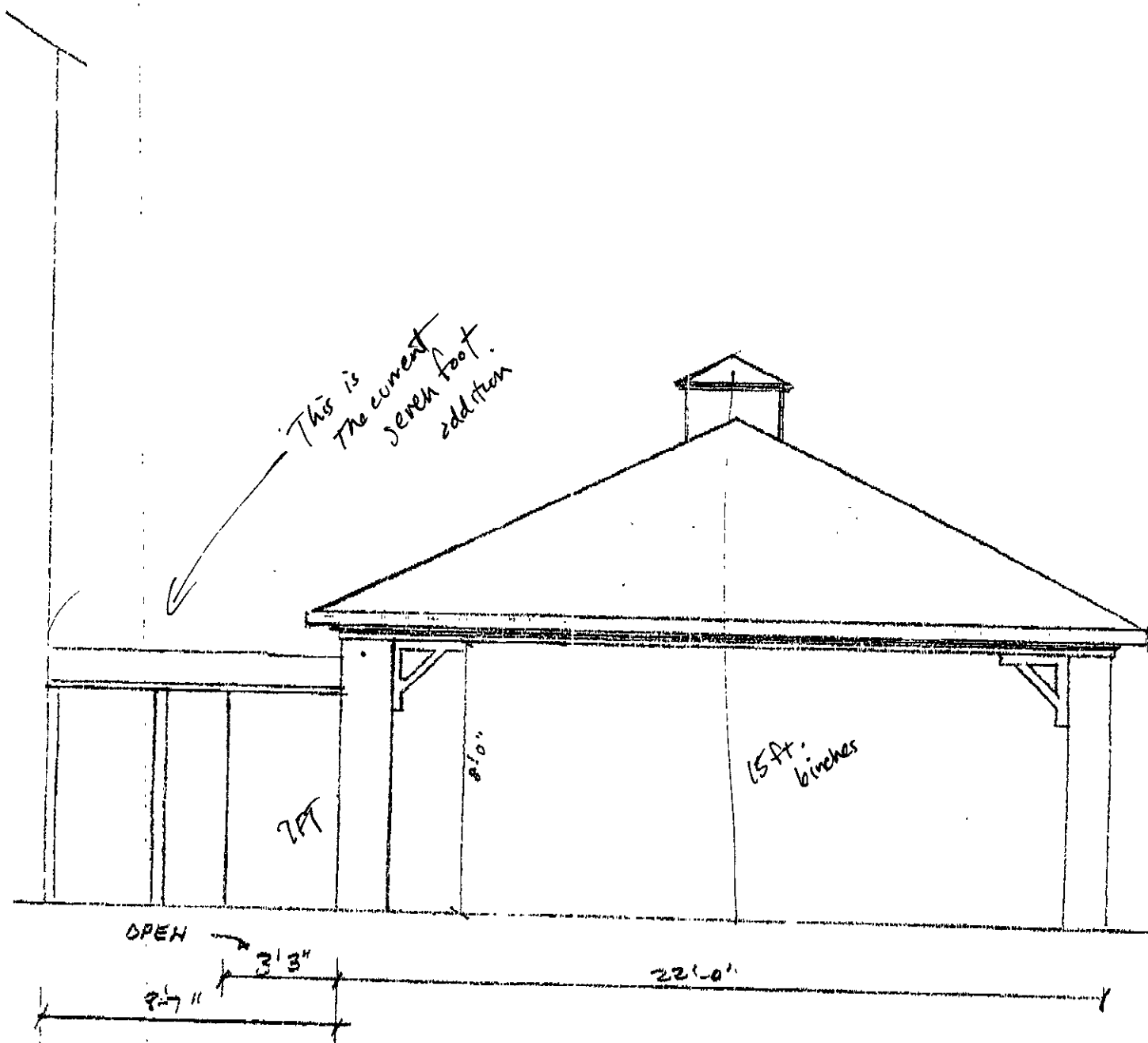
02-351.9

The Sefters are proposing the addition of a 'carriage hold' on the north side of their home. Currently, there is a structure in this location that serves as the entrance into the basement with an extension of the roof to provide a small storage area. The wood columns are rotting and need of repair as is the wood frame which provides support for the roof.

The Sefters propose to remove the storage section of this structure. In its place, they would erect an attached 'carriage hold'. The roof from the basement entrance would be extended 3'3" and tie into the carriage hold roof. The carriage hold measures 22' in width, by 22' in length, and 13' in height. A cupola on top of the carriage hold roof will bring the total height to 15'6". (The total out structure will measure 30' 7"). The floor will be concrete, possibly stained a shade of gray. The support pillars will measure 16" square and be concrete blocks covered with stucco that will be painted to match the color of the house. The roofing material will match that on the house and any decorative trim will either be of wood or iron. New wood columns will replace the current ones. Any wood trim will be painted to match the trim of the house.

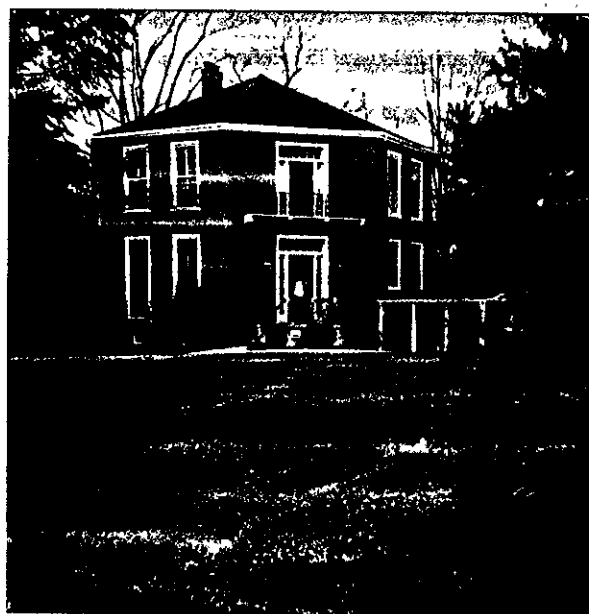
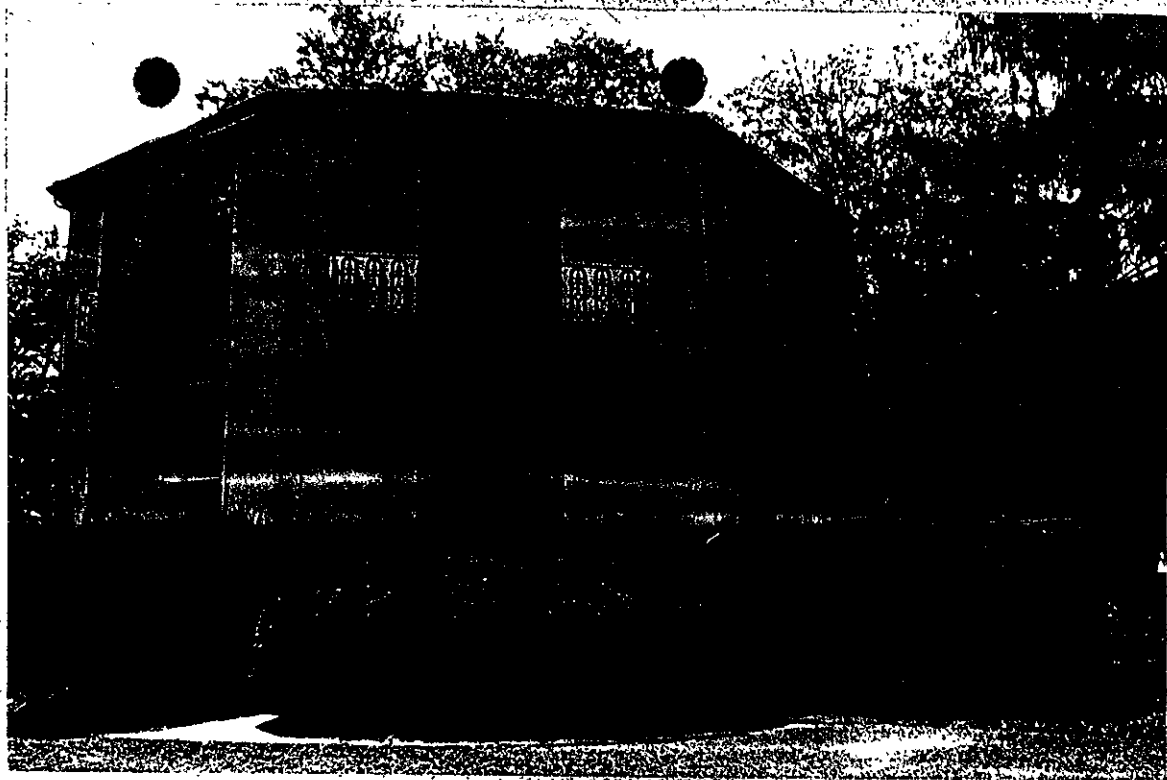
It is the owner's desire to provide contained parking and protection for their vehicles, while at the same time enhancing the balance of the house with the addition. The current structure is in poor condition and out of balance with the house.

02-351-A

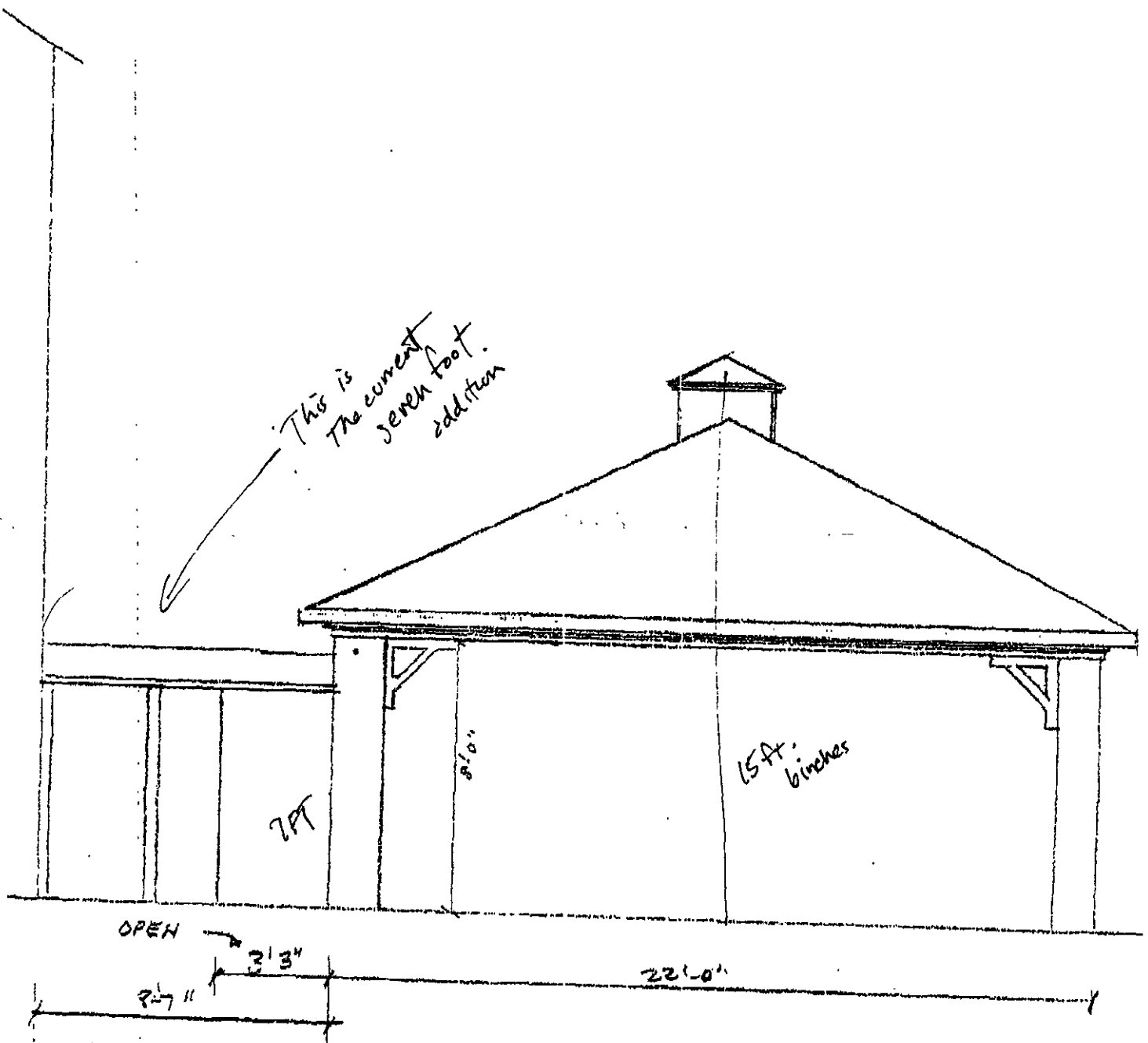


ELEVATION $\frac{1}{4}" = 1'-0"$

02-351.A

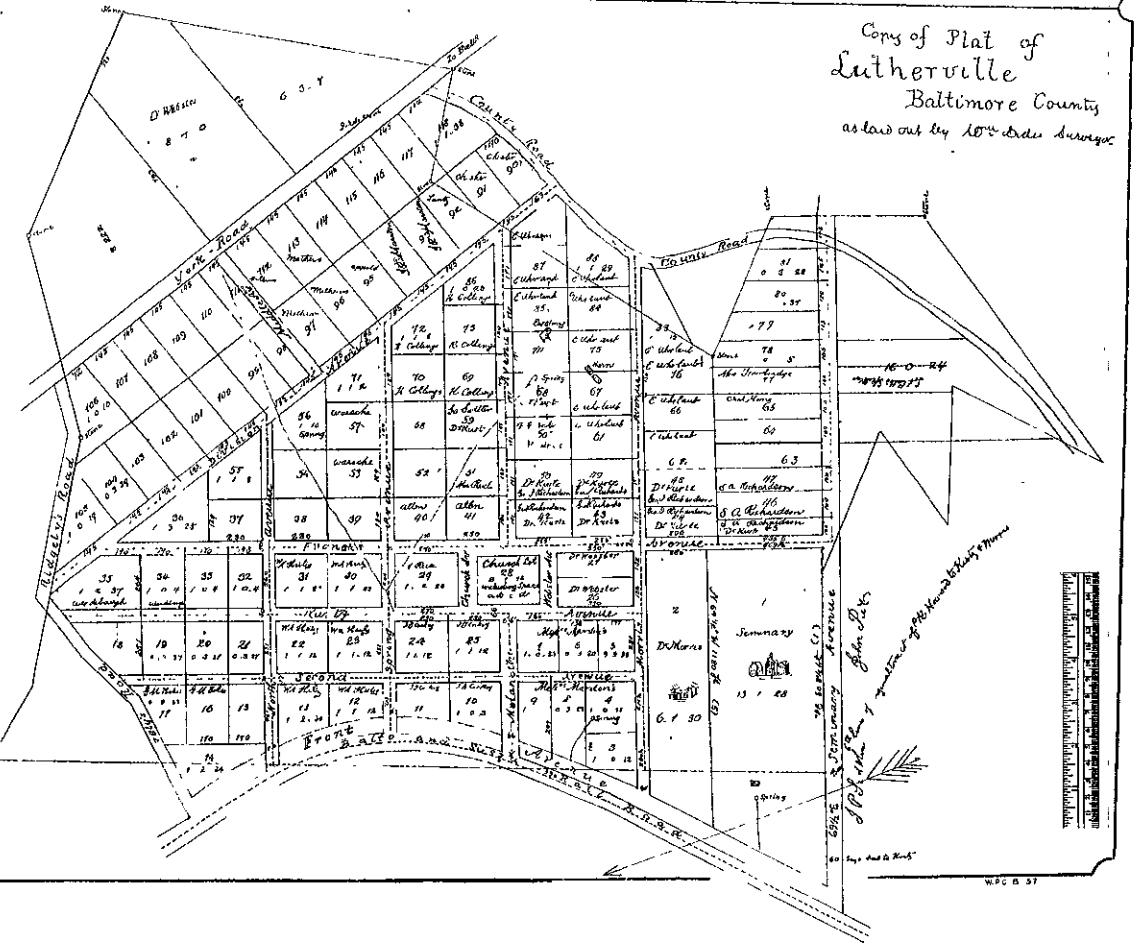
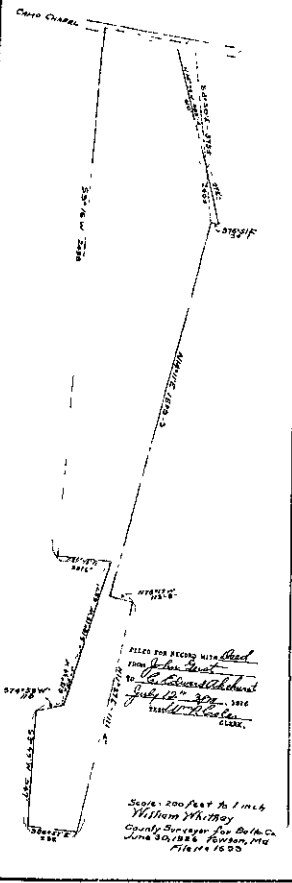
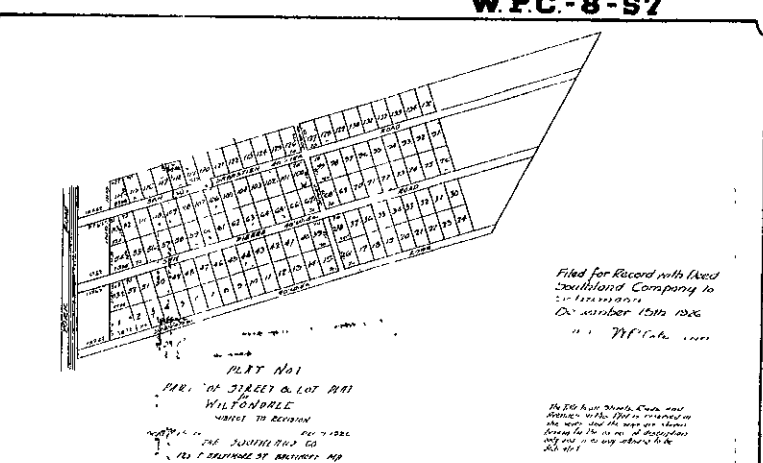
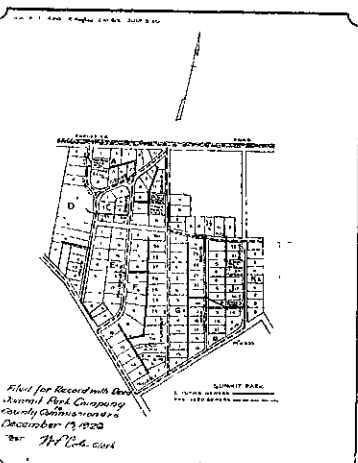
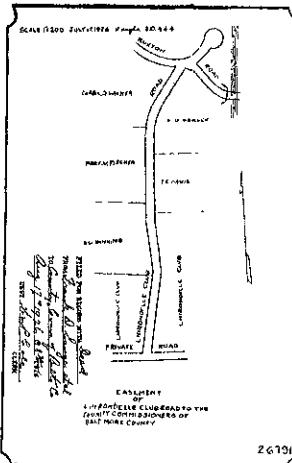


02-351-A



ELEVATION $\frac{1}{4}" = 1'-0"$

02-351-A.



Copy of Plat of
Lutherville
Baltimore County
as laid out by 10th order Surveyor

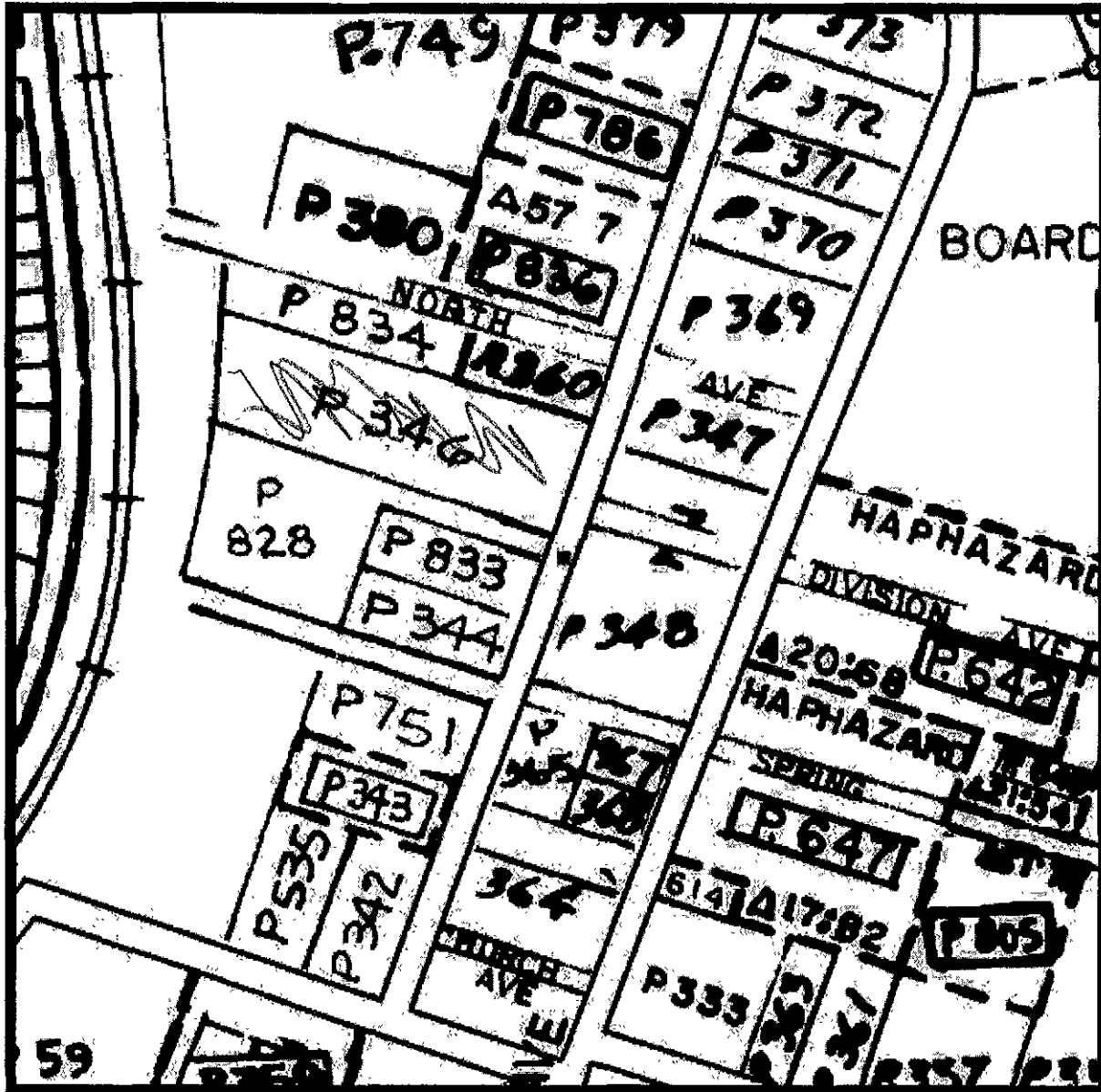
02-351-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

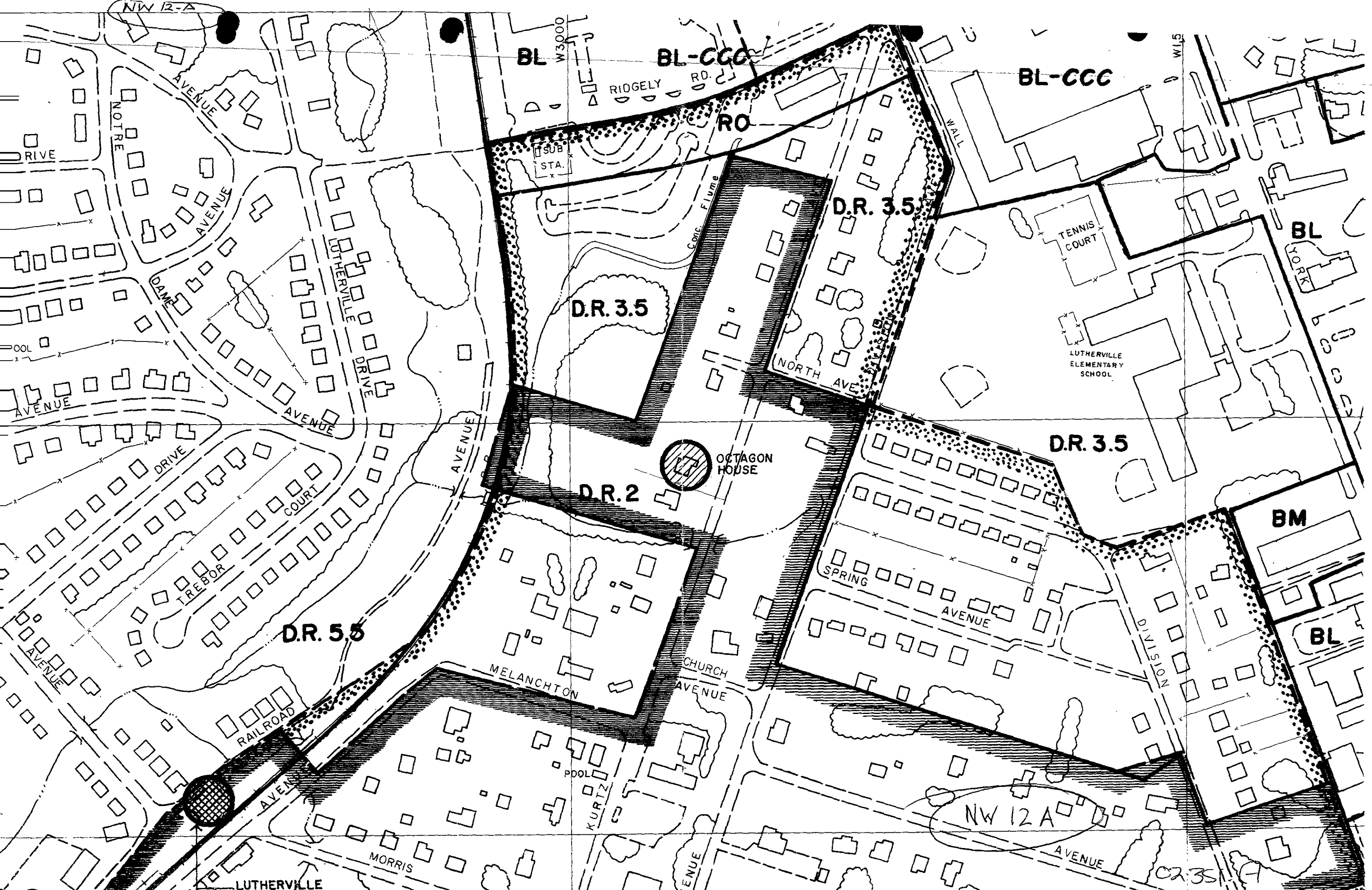
District - 08 Account Number - 2100000177



Property maps provided courtesy of the Maryland Department of Planning ©2000.
For more information on electronic mapping applications, visit the Maryland Department of Planning web
site at www.mdp.state.md.us

02-351-9

[illegible]



BL

BL-CCC

BL-CCC

RO

BL

D.R. 3.5

D.R. 3.5

D.R. 3.5

D.R. 2

BM

BL

D.R. 5.5

OCTAGON HOUSE

MELANCHTON

CHURCH AVENUE

AVENUE

NW 12 A

AVENUE

MORRIS

LUTHERVILLE

02.35

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

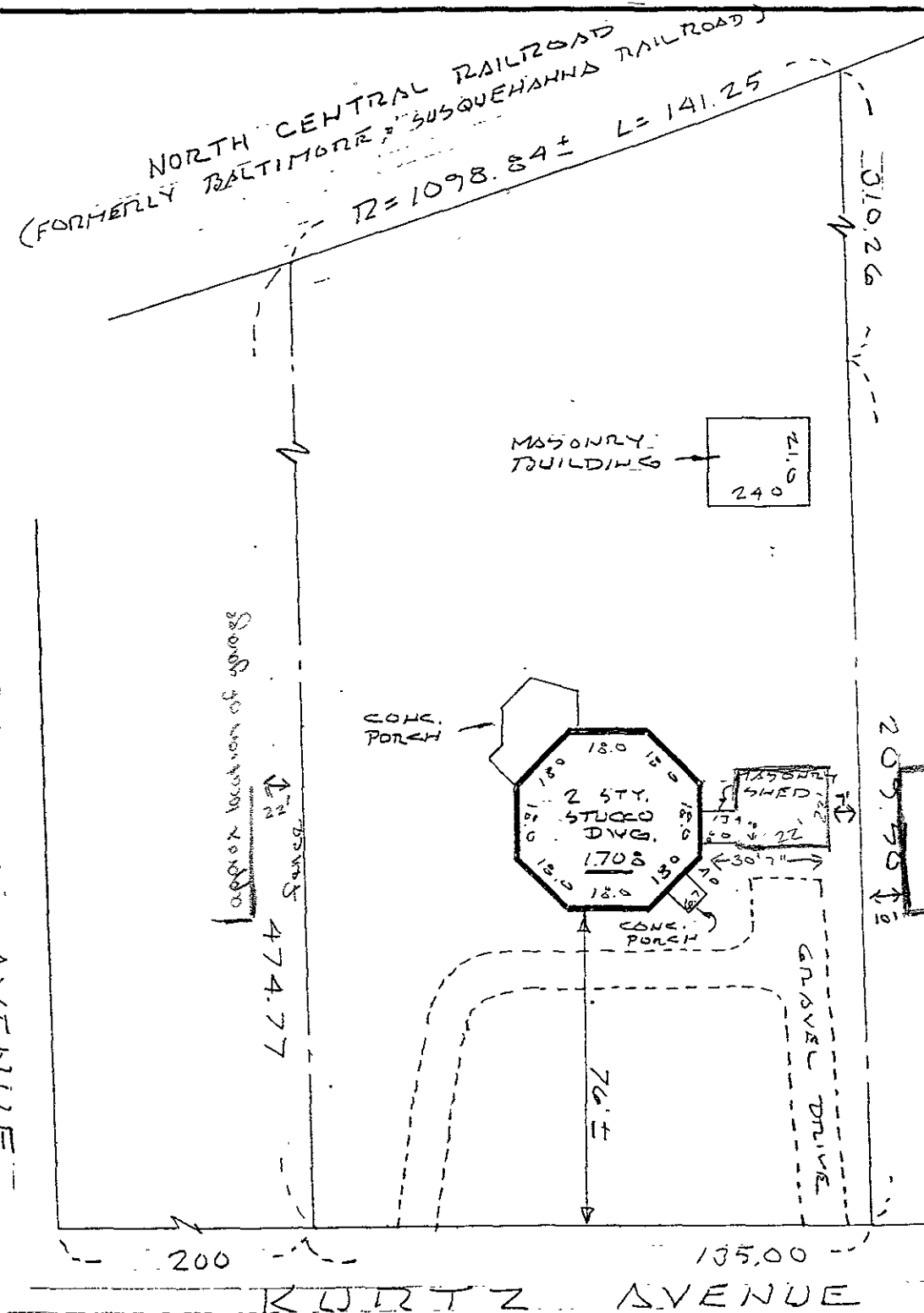
PROPERTY ADDRESS 1708 Kurtz Ave

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME LUTHERVILLE

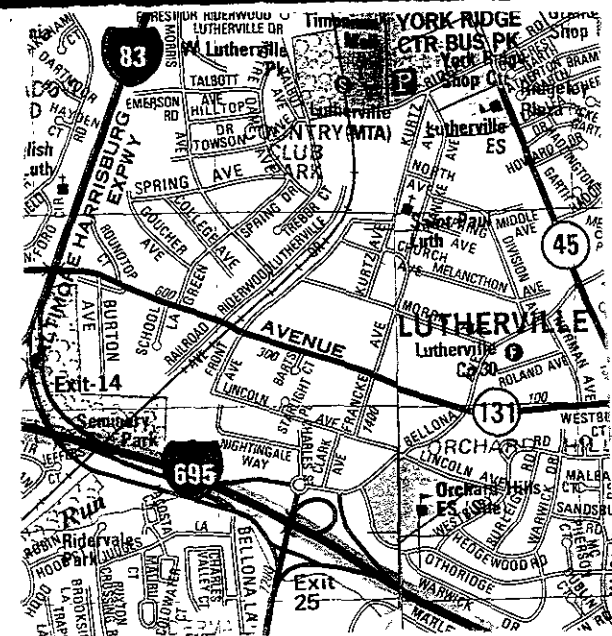
PLAT BOOK # 8 FOLIO # 57 LOT # SECTION #

OWNER



PREPARED BY

SCALE OF DRAWING: 1" = 40'



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 8TH

COUNCILMANIC DISTRICT 4TH

1"=200' SCALE MAP # NW. 12-A

ZONING DR-2

LOT SIZE 1.5
ACREAGE SQUARE FEET

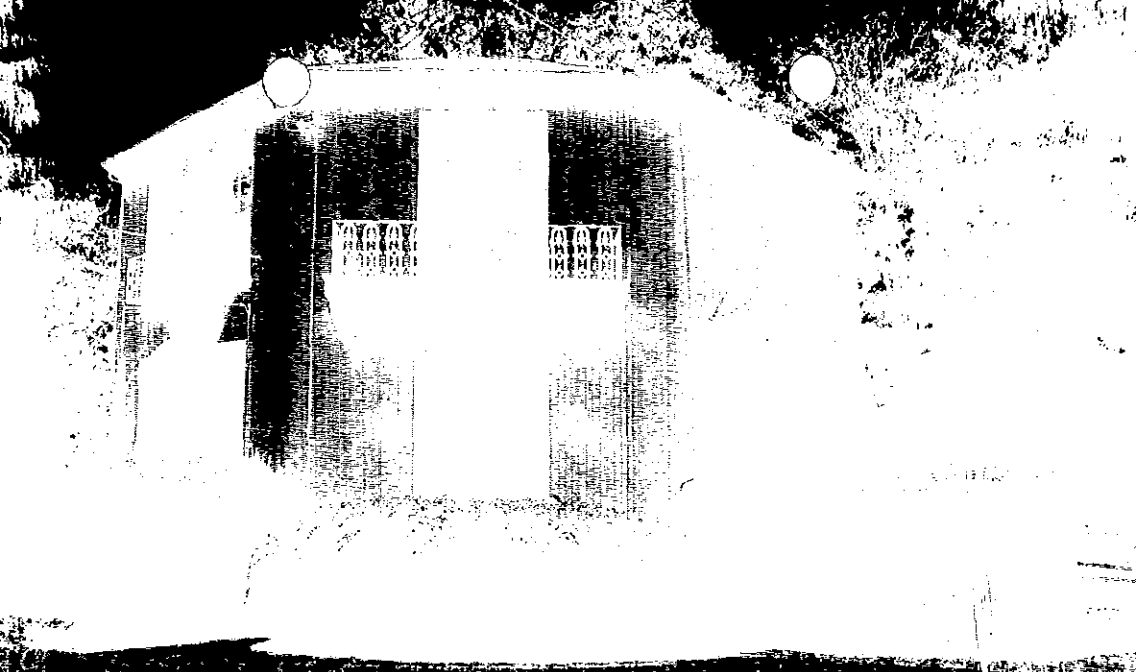
	PUBLIC	PRIVATE
SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	<input type="checkbox"/>	<input checked="" type="checkbox"/>
100 YEAR FLOOD PLAIN	<input type="checkbox"/>	<input checked="" type="checkbox"/>
HISTORIC PROPERTY/BUILDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PRIOR ZONING HEARING	<u>NONE</u>	

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

8007 02-351-A

Ret 94-1



02-351-A



5-1-68

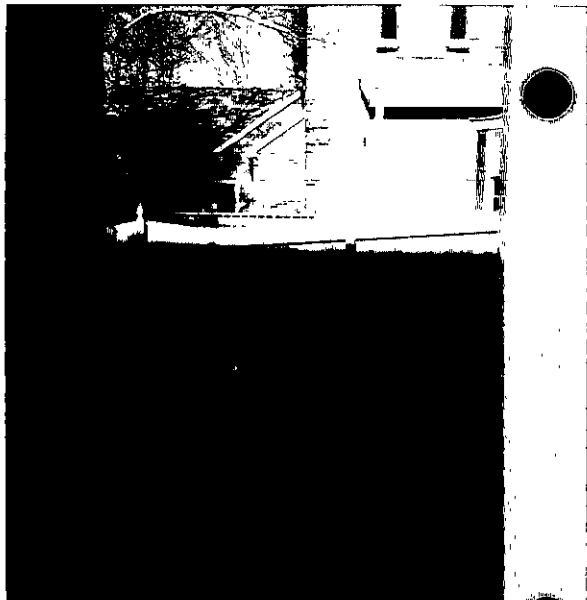
02-38-A

1708 Kurlow Ave

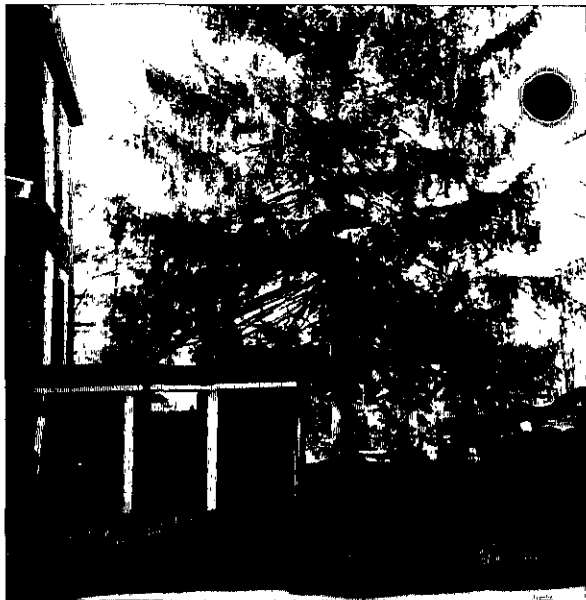


~~5-2-80~~
1708 Kutz Ave

02-351-A



Safter JZ-351-A
1708 Kurik Ave



1708 K. 1708

1708 K. 1708

02 35-A